

Draft

**BOARD OF COMMISSIONERS
WORK SESSION** March 31, 2014

**ALEXANDER COUNTY
STATE OF NORTH CAROLINA**

PRESENT: Larry G. Yoder, Chairman (exited meeting at 6:45 PM)
Ryan Mayberry, Vice-Chairman (entered meeting at 6:22 PM)
Andrew Ferguson
James “Burkie” Jennings

ABSENT: Judy M. Moose

STAFF: Rick French, County Manager
Seth Harris, County Planner
Jamie Starnes, Clerk to the Board

The Alexander County Board of Commissioners held a joint work session with the Planning & Zoning Commission on Monday, March 31, 2014 at the CVCC / Alexander Center in Room 103, Taylorsville, North Carolina. Members of the Planning & Zoning Commission attending the meeting included Chairman Coy Reese, Dana Benfield, Bud Caywood, Sam Davis, and Don Harrington.

ZONING OVERLAY DISTRICTS DISCUSSION

Seth Harris, County Planner, provided basic outlines for two types of overlay districts for the county, an Economic Development District and a Neighborhood Center District, as well as samples taken from the Eastern Lincoln Development District, the 321 Economic Development District, and Catawba County’s Village Center.

Bud Caywood, Planning & Zoning Commission, stated that overlay districts protected residential areas while expanding economic development in those areas simultaneously, noting that most NC counties utilized overlay districts. He also mentioned several examples of Neighborhood or Village Centers including Fairington Village and several others located in Gastonia, Indian Trail, and Charlotte.

Mr. Harris explained that staff wished to tackle the Village Center District first due to two proposed projects currently not allowed by the Zoning Ordinance. He felt the Planning & Zoning Commission and staff could develop the district purpose, list of permitted uses, and establishment of retail and residential areas for the district, and work in conjunction with the County Commissioners on appearance standards. He also noted that this would be a large undertaking and that public hearings would be needed. The Board agreed to allow staff and the Planning & Zoning Commission to proceed with development of a Village Center District.

Other items discussed were possible areas for Economic Development Districts as well as enforcement of the current ordinance, specifically sign regulations, and the overlay districts once approved. Mr. Harris explained that portable signs were a violation of the Zoning Ordinance but that there were NCDOT right-of-way issues surrounding removal of them by staff. Chairman Yoder questioned whether an enforcement officer was needed. Commissioner Jennings again stated that he wished to see a steep slope / ridge top protection district in the future to protect and preserve the natural and scenic beauty of the county. A possible Scenic Overlay District was discussed for Highway 16 North towards Wilkes County.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:31 PM.

Larry Yoder, Chairman

Jamie M. Starnes, Clerk to the Board